

M Medium Density Residential*
(20 < du/gross ac < 45)

H High Density Residential*
(du/gross ac ≥ 45)

C Commercial

I Industrial

M-U Mixed Use

O-S Open Space

(P) Park **(PP)** Proposed Park

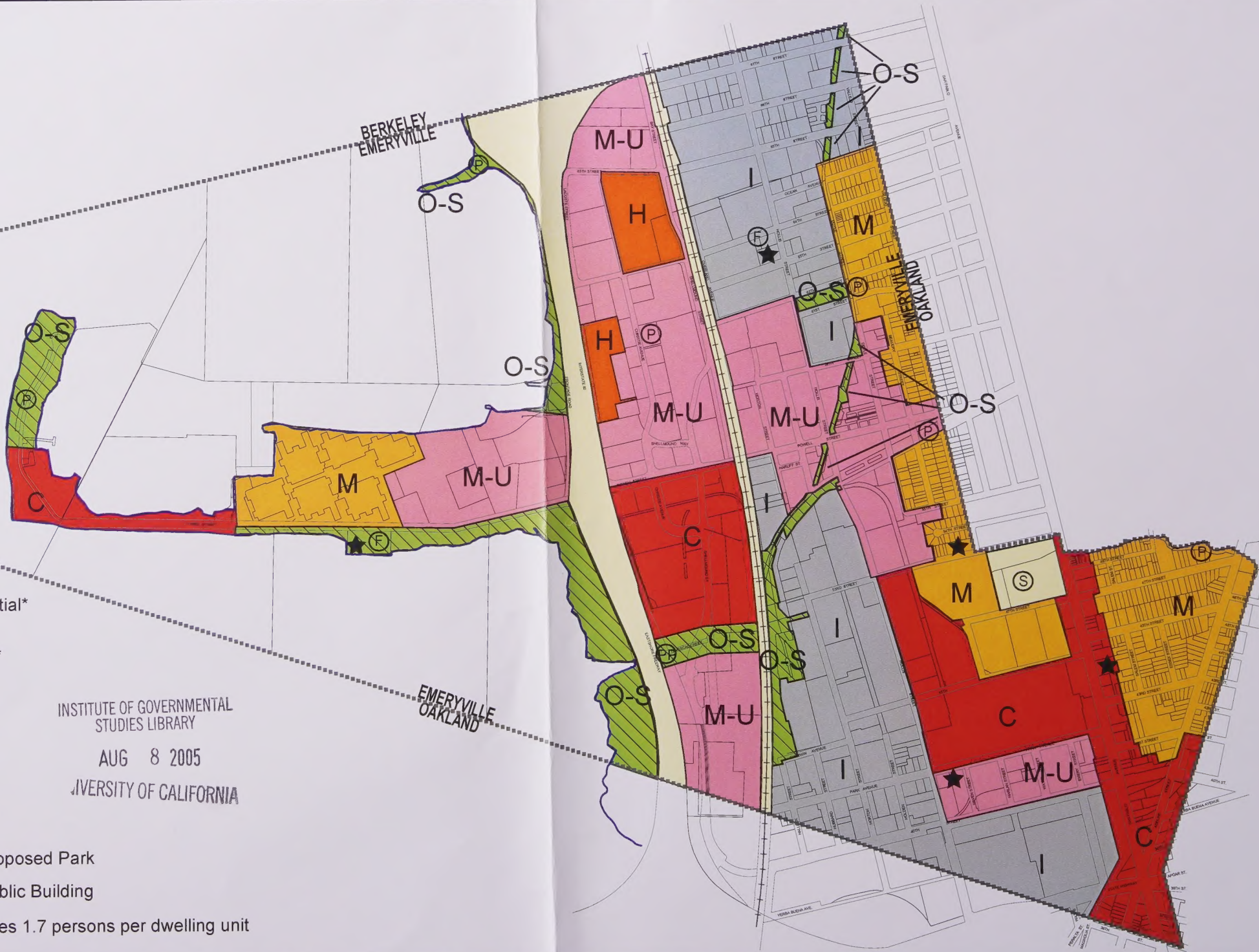
(S) School **★** Public Building

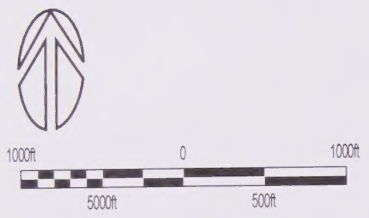
(F) Fire Station * assumes 1.7 persons per dwelling unit

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CITY OF EMERYVILLE: General Plan Land Use

[2005]





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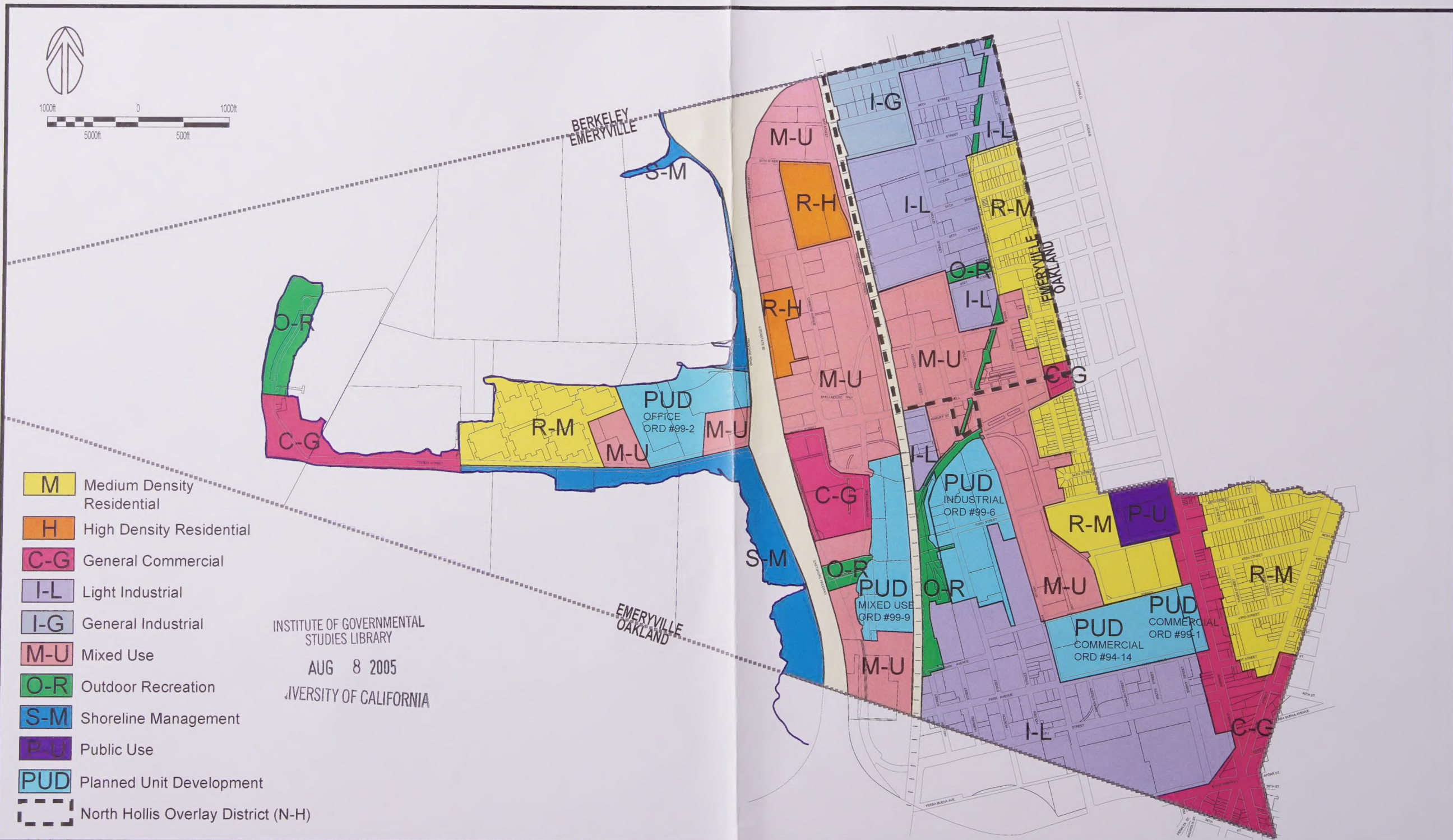
EMERYVILLE
OAKLAND

EMERYVILLE
OAKLAND

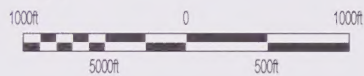
- Joint Pedestrian / Bicycle Corridor
- Bicycle Corridor
- Pedestrian Corridor
- Overpass / Bridge
- Rail Corridor

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CITY OF EMERYVILLE: Pedestrian and Bicycle Circulation



CITY OF EMERYVILLE: Zoning Districts



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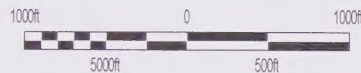
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-  Overpass / Bridge
-  Collector Street
-  Arterial Street
-  Freeway
-  Freeway Interchange
-  Rail Corridor

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CITY OF EMERYVILLE: Vehicular Circulation

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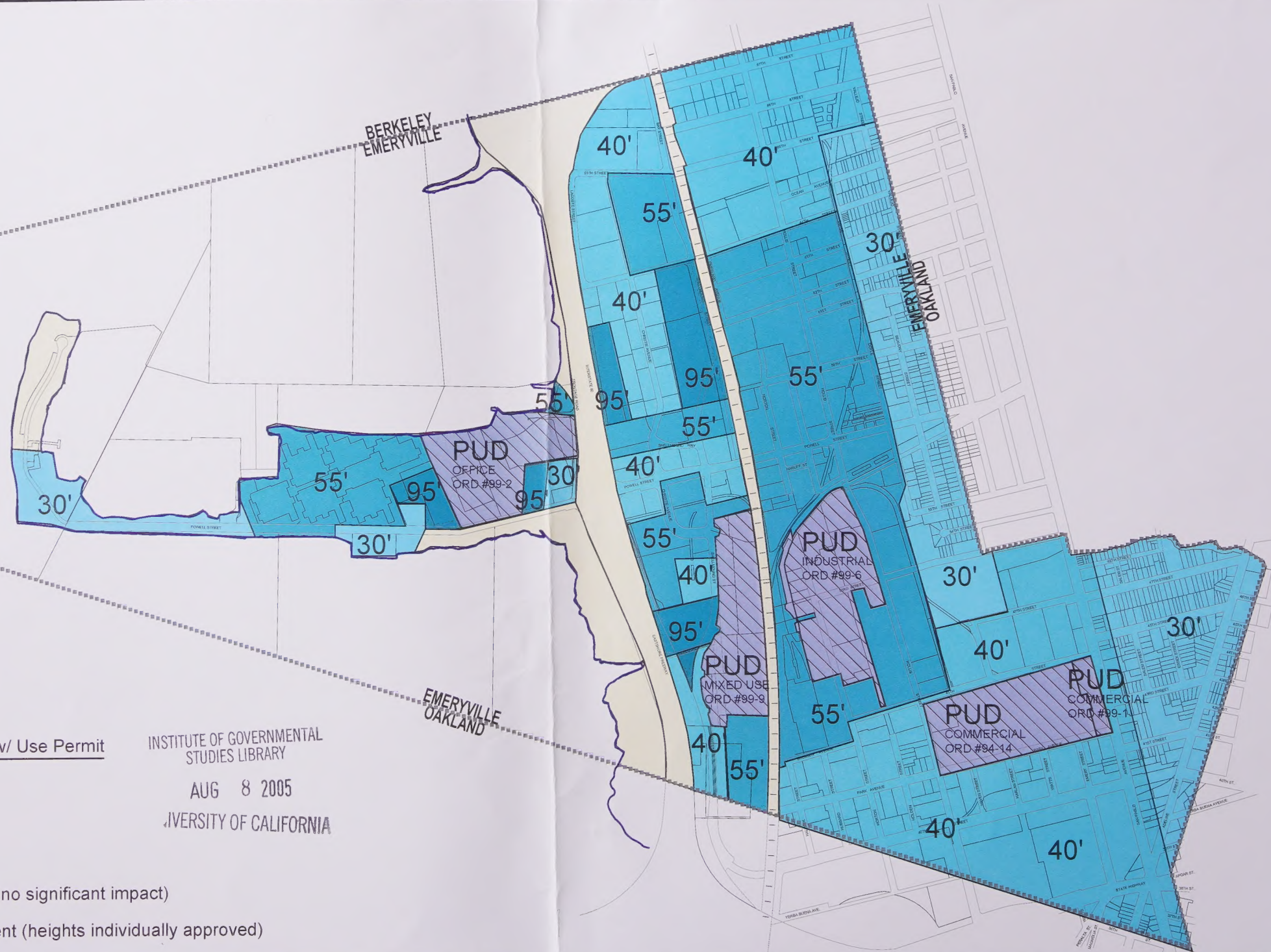
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FAR: Maximum Floor to Area Ratio
(the total building square footage as a
percentage of the lot square footage.)

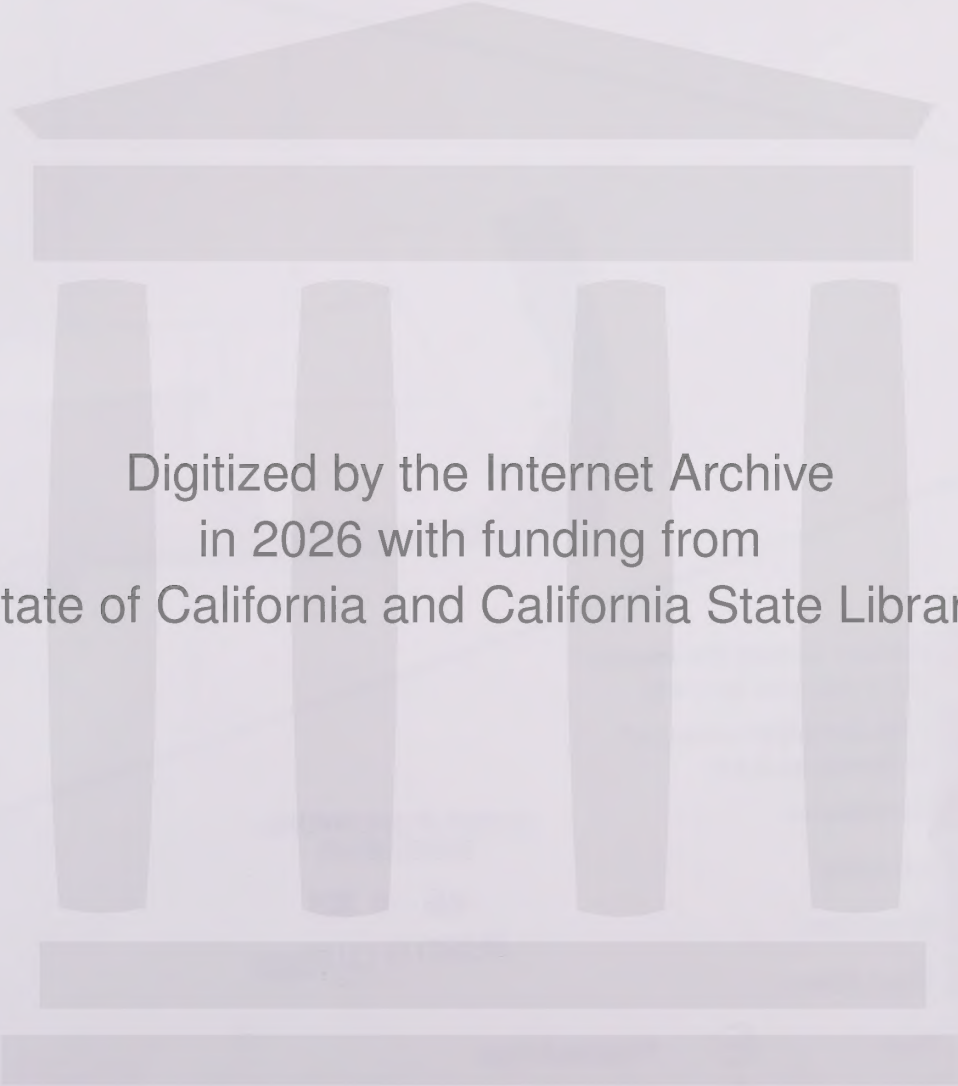
CITY OF EMERYVILLE: Building Intensity



Permitted	Permitted w/ Use Permit	
30 feet	--	
40 feet	55 feet	
55 feet	80 feet	
95 feet	175 feet (if no significant impact)	
PUD	Planned Unit Development (heights individually approved)	

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CITY OF EMERYVILLE: Building Heights



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2005 0411
IGSL

[Emeryville, Calif. planning and zoning maps]. [2005].
6 maps in envelope.

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